

<p>Attorney or Party Name, Address, Telephone &amp; FAX Nos., State Bar No. &amp; Email Address</p> <p>Raymond Perez. Esquire SBN:116087 329 N Rowan Ave Los Angeles, Ca 90063 (323) 264-2753</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor</p>	<p>FOR COURT USE ONLY</p> <div data-bbox="1047 262 1437 535" style="border: 1px solid black; padding: 5px; text-align: center;"><p><b>FILED &amp; ENTERED</b></p><p><b>APR 02 2015</b></p><p>CLERK U.S. BANKRUPTCY COURT Central District of California BY beaucham DEPUTY CLERK</p></div> <p><b>CHANGES MADE BY COURT</b></p>
<p><b>UNITED STATES BANKRUPTCY COURT</b> <b>CENTRAL DISTRICT OF CALIFORNIA - Los Angeles DIVISION</b></p>	
<p>In re:</p> <p>VICKEN VOSGUERITCHIAN; MAGDA VOSGUERITCHIAN</p> <p>Debtor(s).</p>	<p>CASE NO.: 2:14-bk-13313-BB CHAPTER: 7</p>
	<p><b>ORDER <input checked="" type="checkbox"/> GRANTING IN PART</b> <input type="checkbox"/> <b>DENYING MOTION TO AVOID LIEN UNDER</b> <b>11 U.S.C. § 522(f) (REAL PROPERTY)</b></p> <p><input checked="" type="checkbox"/> No hearing held <input type="checkbox"/> Hearing held Date: Time: Courtroom: Place:</p>
<p><b>Creditor Holding Lien to be Avoided (name):</b> Bank of America, N.A.</p>	

The Motion was: ☐ Opposed ☒ Unopposed ☐ Settled by stipulation

Pursuant to 11 U.S.C. § 522(f), Debtor moved to avoid a judicial lien on real property claimed to be exempt. The court finds and orders as follows:

1. ☐ Notice of this Motion complied with LBR 9013-1(d).
2. ☒ Notice of this Motion complied with LBR 9013-1(o).
  - a. ☒ There was no opposition and request for hearing.
  - b. ☐ Hearing requested and held as indicated in the caption.

3. The real property to which this order applies is as follows:
- Street address (*specify*): 817 W. Dryden Street Glendale, Ca 91202
  - Legal description (*specify*): ☒ See attached page  
Lot 13, Block 13, Tract No. 8419, Los Angeles County, California
4. Recording information regarding lien to be avoided:
- Date of recordation of lien (*specify*): 8/21/09.
  - Recorder's instrument number or map/book/page number (*specify*):  
20091293851
5. ☒ Motion granted:
- ☒ The judicial lien sought to be avoided impairs an exemption to which Debtor would otherwise be entitled under 11 U.S.C. § 522(d)
  - ☒ The judicial lien is void and unenforceable:
    - ☐ In its entirety
    - ☒ In the following amount *only*: \$ 524,436.03. The balance of \$ 3,253.88 remains a valid and enforceable lien against the property.
6. ☐ Motion denied on the following grounds: ☐ with prejudice ☐ without prejudice
- ☐ Insufficient notice
  - ☐ Insufficient evidence of the exempt status of the property in question
  - ☐ Failure to comply with FRBP 7004(b)(3) or FRBP 7004(h).
  - ☐ Insufficient evidence of fair market value.
  - ☐ Motion is incomplete.
7. ☐ Other (*specify*):
8. ☐ The court further orders as follows (*specify*):
- ☐ See attached page

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Date: April 2, 2015



Sheri Bluebond  
United States Bankruptcy Judge